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Shelby Cnty Judge of Probate, AL
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NOTICE OF LIS PENDENS

IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA

STATE OF ALABAMA,

Plaintiff,

v.

CASE NO. PR-2024- 001304

RHONDA M. WISER AS TRUSTEE OF
THE BRUNO PROPERTY TRUST;
NEWCASTLE DEVELOPMENT, LLC;
DONALD ARMSTRONG, in his official
capacity as Property Tax Commissioner of
Shelby County, Alabama; BLANK
COMPANY, a corporation, the owner of
the property described in the Complaint;
JOHN DOE and MARY DOE, the persons
who own the property described in the
Complaint, or some interest therein;
BLANK COMPANY, the entity which is
the mortgagee in a mortgage on the above-
described property or claims some lien or
encumbrance against the same, all of whose
names are otherwise unknown but whose
names will be added by amendment when
ascertained,

Defendants.

Comes now the State of Alabama, by its attorney, and files herewith notice to all persons concerned that on the 28th day of October, 2024, condemnation proceedings were commenced in the Probate Court of Shelby County, Alabama, whereby said State of Alabama seeks to obtain certain ownership to real property and said proceedings are now pending.

The names of the property owners concerned, together with the property sought to be condemned, are as set forth below:

Property Owner(s):

Rhonda M. Wiser as Trustee of The Bruno Property Trust,
Owner of fee; Newcastle Development, LLC, Owner of
easement; Donald Armstrong, Property Tax Commissioner

Property description:

A part of the NE ¼ of the SW¼ and the SE ¼ of the NW ¼ of Section 23, Township

21 South, Range 3 West, identified as Tract No. 8 on Project No. STPBH-0119(510)
in Shelby County, Alabama, and being more fully described as follows:

Commencing at the SE corner of the SE quarter of the NW quarter, Section 23, Township 21 South, Range 3 West; thence West and along the South quarter section line a distance of 1004 feet, more or less, to a point on the acquired R/W line (said line between a point that is offset 80 feet RT and perpendicular to centerline of project at PC station 75+43.69 and a point that is offset 95 feet RT and perpendicular to centerline of project at station 82+00), which is the point of BEGINNING; thence S 21 deg. 3 min. 35 sec. E and along the acquired R/W line a distance of 584.63 feet to a point on the acquired R/W line (said point offset 80 feet RT and perpendicular to centerline of project at PC station 75+43.69); thence S 28 deg. 40 min. 13 sec. E and along the acquired R/W line a distance of 89.03 feet to a point on the grantor's South property line; thence S 63 deg. 53 min. 44 sec. W and along the grantor's said property line a distance of 60.92 feet to a point on the present East R/W line of SR-119; thence N 28 deg. 38 min. 17 sec. W and along said present R/W line a distance of 114.76 feet to a point on said present R/W line; thence following the curvature thereof an arc distance of 816.77 feet and along said present R/W line to a point on said present R/W line (said arc having a chord bearing of N 20 deg. 20 min. 10 sec. W, a clockwise direction, a chord distance of 813.93 feet, and a radius of 2824.79 feet); thence N 12 deg. 3 min. 10 sec. W and along said present R/W line a distance of 267.86 feet to a point on the grantor's North property line; thence S 88 deg. 26 min. 18 sec. E and along the grantor's said property line a distance of 77.60 feet to a point on the acquired R/W line (said line offset 95 feet RT and parallel with centerline of project); thence S 12 deg. 21 min. 42 sec. E and along the acquired R/W line a distance of 245.51 feet to a point on the acquired R/W line (said point offset 95 feet RT and perpendicular to centerline of project at PT station 83+97.61); thence following the curvature thereof an arc distance of 191.35 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 95 feet RT and perpendicular to centerline of project at station 82+00) (said arc having a chord bearing of S 14 deg. 14 min. 56 sec. E, a counterclockwise direction, a chord distance of 191.32 feet, and a radius of 2905.00 feet); thence S 21 deg. 3 min. 35 sec. E and along the acquired R/W line a distance of 51.44 feet to the point and place of BEGINNING, containing 2.115 acres, more or less.

Description of above property is taken from right of way map of said project on file in the office of State of Alabama Department of Transportation and in the Office of the Probate Judge of Shelby County, Alabama. The title of the action and the case number thereof are as hereinabove designated.

STATE OF ALABAMA

By

J. Bentley Owens, III (OWE004)

Attorney for said Plaintiff

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